

**STAFF REVIEW AGENDA**

**04/10/2008**  
**FINAL**

***Zoning***

- 1      C08-019                      Work Code: Director Initiated                      MANAGER: Justin Fried  
APN: **12345678**                      TECH: Warren Winkler                      ENGINEER: N/A  
Historic: No                      Impervious Surface:                      Owner: CONTRACTORS R US  
RDA area: NO                      Planned Community: N/A  
District: 1      Zone: Unincorporated                      GP: MLDR (8.0)                      Near a Waterway (<300ft): No  
Address: 801 N 1ST ST                      SNI area: No                      Historic Dist: NO  
Gross acres: 84.2      Previous files:                      PD05-C  
West of Winchester Boulevard between Stevens Creek Boulevard and Highway 280  
Planning Director Initiated Prezoning from unincorporated county to R-1-8 Single Family Residential  
Zoning for residential purposes on an approximately 85 gross acre area consisting of 319 parcels
- 2      C08-020                      Work Code: Director Initiated                      MANAGER: Justin Fried  
APN: **28820011**                      TECH: Warren Winkler                      ENGINEER: N/A  
Historic: No                      Impervious Surface:                      Owner:  
RDA area: NO                      Planned Community: No  
District: 6      Zone: Unincorporated                      GP: LDR (5.0)                      Near a Waterway (<300ft): No  
Address: 2170 LEIGH AV                      SNI area: No                      Historic Dist: NO  
Gross acres: 0      Previous files: **MERIDIAN 73**  
Between Hamilton Avenue and Dry Creek Road; west of Meridian Avenue and east of the Campbell bound  
Planning Director Initiated Prezoning from unincorporated county to multiple zoning districts for  
residential, office, and commercial purposes on an approximately 147 gross acre area consisting of 455  
parcels
- 3      C08-021                      Work Code: Director Initiated                      MANAGER: Justin Fried  
APN: **28212014**                      TECH: Warren Winkler                      ENGINEER: N/A  
Historic: No                      Impervious Surface:                      Owner:  
RDA area: NO                      Planned Community: No  
District: 6      Zone: R-1-5                      GP: MLDR (8.0)                      Near a Waterway (<300ft): No  
Address: 616 DOWNING AV                      SNI area: No                      Historic Dist: NO  
Gross acres: 130.66      Previous files: **HAMILTON 59**  
Between Meridian Avenue and Leigh Avenue, north of Hamilton Avenue  
Planning Director Initiated Prezoning from unincorporated county to multiple zoning districts for  
residential, office, and commercial purposes on an approximately 131 gross acre area consisting of 449  
parcels

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***Planned Development***

- 4      PD08-028      Work Code: PD for Off-Sale of Alcohol      MANAGER: Suparna Saha  
APN: **67803033**      TECH: Helen Maddox      ENGINEER: N/A  
Historic: No      Impervious Surface: No      Owner: TESORO SIERRA PROPS LLC  
RDA area: Edenvale      Planned Community: No  
District: 2      Zone: A(PD)      GP: GC      Near a Waterway (<300ft): No  
Address: 6050 MONTEREY RD      SNI area: No      Historic Dist: NO  
Gross acres: 0.92      Previous files:  
6050 Monterey Road (east side of Monterey Road, approximately 650 feet northerly of Bernal Road)  
Planned Development Permit to allow off-sale of alcoholic beverages at an existing mini-mart of a gasoline service station on a 0.92 gross acre site
- 5      PDA07-006-01      Work Code: None      MANAGER: John Baty  
APN: **09733094**      TECH: Helen Maddox      ENGINEER: Allen Baquilar  
Historic: No      Impervious Surface: No      Owner: IRVINE COMPANY LLC  
RDA area: Rincon de los Esteros      Planned Community: No  
District: 4      Zone: A(PD)      GP: IP      Near a Waterway (<300ft): No  
Address: 3300 ZANKER RD      SNI area: No      Historic Dist: NO  
Gross acres: 11.6      Previous files: TR07-279      AD07-999      PDC06-038      PRE06-048  
easterly terminus of Zanker Road and Innovation Drive  
Planned Development Permit Amendment to amend a previously approved permit on the phase one project, to allow construction of 690 residential units and 10,500 square feet of commercial use, on a 11.6 gross acre site

***Site Development***

- 6      H08-014      Work Code:      MANAGER: Edward Schreiner  
APN: **29441003**      TECH: Roland White      ENGINEER: Vivian Tom  
Historic: No      Impervious Surface: No      Owner: DAIMLERCHRYSLER AG  
RDA area: No      Planned Community: No  
District: 1      Zone: CG      GP: GC      Near a Waterway (<300ft): No  
Address: 4100 STEVENS CREEK BL      SNI area: No      Historic Dist: NO  
Gross acres: 5.27      Previous files: PRE07-225      DMV06-084  
south side of Stevens Creek Blvd., approximately 260 ft east of S. Kiely Blvd.  
Site Development Permit to construct 50,095 square feet for commercial uses on a 5.27 gross acres site

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***Site Development***

- 7      HA68-373-01      Work Code: Two-Family Lot      MANAGER: Bill Roth  
APN: **69411009**      TECH: Ben Corrales      ENGINEER:  
Historic: No      Impervious Surface:      Owner: VICARI SALVATORE M AND ANGELITA O TR  
RDA area: No      Planned Community: No  
District: 10      Zone: R-2      GP: MHDR (12-25)      Near a Waterway (<300ft): No  
Address: 921 EL LISA DR      SNI area: No      Historic Dist: NO  
Gross acres: 0.17      Previous files:  
north side of El Lisa Drive, approximately 550 feet west of Hillview Avenue  
Live Tree removal permit for an Italian Stone Pine tree of approximately 68 inches in circumference for a property located in the R-2 Two Family Residence District.

***Special Use Permit***

- 8      SP08-018      Work Code: None      MANAGER: Suparna Saha  
APN: **45545004**      TECH: Derek Ng      ENGINEER: Maria Angeles  
Historic: No      Impervious Surface: No      Owner: SAN JOSE WATER WORKS  
RDA area: No      Planned Community: No  
District: 6      Zone: A      GP: PQP      Near a Waterway (<300ft): No  
Address: 3001 DOW DR      SNI area: No      Historic Dist: NO  
Gross acres: 8.86      Previous files:  
northerly between Dow Dr. and Canoas Creek Circle  
Wireless - Special Use Permit to allow two structure-mounted wireless antennas and an associated back-up diesel power generator on a 8.86 gross acre site.
- 9      SP08-019      Work Code: None      MANAGER: Avril Baty  
APN: **70157006**      TECH: Helen Maddox      ENGINEER: N/A  
Historic: No      Impervious Surface: No      Owner: PAGAN STEVEN E AND WINNIE L TRUSTEE  
RDA area: No      Planned Community: No  
District: 10      Zone: R-1-2      GP: VLDR (2.0)      Near a Waterway (<300ft): No  
Address: 926 HAMPSWOOD WY      SNI area: No      Historic Dist: NO  
Gross acres: 0.53      Previous files:  
north side of Almaden Expressway approximately 1,170 feet easterly of Almaden Road  
Special Use Permit to construct a 552 square-foot accessory structure, in excess of 200 square feet allowed by right, to a single-family residence on a 0.53 gross acre site

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***Variance***

10      V08-002                      Work Code: None                      MANAGER: Meera Nagaraj  
APN: **26117027**                      TECH: Meera Nagaraj                      ENGINEER: N/A  
Historic: No                      Impervious Surface: No                      Owner: LANE JOHN AND JURTA REBECCA  
RDA area: No                      Planned Community: No  
District: 6      Zone: R-1-8                      GP: MLDR (8.0)                      Near a Waterway (<300ft): No  
Address: 651 MORSE ST                      SNI area: No                      Historic Dist: NO  
Gross acres: 0.13      Previous files: **TR07-263**

Reduction to the rear setback from the required setback of 4 feet to zero feet for a detached garage on a single family residential property abutting a key lot.

***Tree Removal***

11      TR08-095                      Work Code: SF Lot - on private lot                      MANAGER: Jeff Roche  
APN: **59511013**                      TECH: Suzanne Thomas                      ENGINEER:  
Historic: No                      Impervious Surface:                      Owner: REED CHARLES R AND PAULA M  
RDA area: No                      Planned Community: No  
District: 4      Zone: R-1-5                      GP: VLDR (2.0)                      Near a Waterway (<300ft): Yes  
Address: 3486 SWEIGERT RD                      SNI area: No                      Historic Dist: NO  
Gross acres: 0.43      Previous files:  
3486 SWEIGERT RD  
Dead tree permit to allow the removal of a 87-inch Pepper tree.

12      TR08-096                      Work Code: SF Lot - on private lot                      MANAGER: Jeff Roche  
APN: **26107017**                      TECH: Jeff Roche                      ENGINEER:  
Historic: Yes                      Impervious Surface:                      Owner: BREWER TODD K  
RDA area: No                      Planned Community: No  
District: 6      Zone: R-1-8                      GP: MDR (8-16)                      Near a Waterway (<300ft): No  
Address: 909 SCHIELE AV                      SNI area: No                      Historic Dist: NO  
Gross acres: 0.20      Previous files: **PRE07-170      PRE06-230**  
909 SCHIELE AV

Dead Tree Removal Permit to allow the removal of one Pepper Tree, approximately 155-inches in circumference from the rear yard of an existing single-family detached residential lot.

13      TR08-097                      Work Code: SF Lot - on private lot                      MANAGER: Bill Roth  
APN: **09204005**                      TECH: Helen Maddox                      ENGINEER:  
Historic: No                      Impervious Surface:                      Owner: TEEHAN PETER F AND BARBARA A ET AL  
RDA area: No                      Planned Community: No  
District: 4      Zone: R-1-8                      GP: MLDR (8.0)                      Near a Waterway (<300ft): Yes  
Address: 2140 TRIMBLE CT                      SNI area: No                      Historic Dist: NO  
Gross acres: 0.22      Previous files:  
2140 Trimble Court

Tree Removal Permit to allow the removal of one Eucalyptus tree, 69-inches in circumference from the rear yard of an existing single-family detached residential lot.

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***Tree Removal***

- 14      TR08-098                      Work Code: SF Lot - on private lot                      MANAGER: John Davidson  
APN: **57534050**                      TECH: John Kim                      ENGINEER:  
Historic: No                      Impervious Surface:                      Owner: ZARRABIAN YOUSEF AND SHANAZ  
RDA area: No                      Planned Community: No  
District: 10      Zone: R-1-5                      GP: LDR (5.0)                      Near a Waterway (<300ft): No  
Address: 1351 CAMINO ROBLES WY                      SNI area: No                      Historic Dist: NO  
Gross acres: 0.22      Previous files: **SP07-016**  
1351 Camino Robles Way  
Live Tree Removal Permit for the removal of one Monterey pine tree, 60 inches in circumference, from the front yard of a single family detached residence located in the R-1-5 Zoning District.
- 15      TR08-099                      Work Code: SF Lot - on private lot                      MANAGER: Lee Butler  
APN: **42110082**                      TECH: Meera Nagaraj                      ENGINEER:  
Historic: No                      Impervious Surface:                      Owner: WATSON SCOTT E AND APRIL C  
RDA area: No                      Planned Community: No  
District: 9      Zone: R-1-8                      GP: MLDR (8.0)                      Near a Waterway (<300ft): No  
Address: 4841 WINTON WY                      SNI area: No                      Historic Dist: NO  
Gross acres: 0.18      Previous files:  
4841 Winton Way  
Live Tree Removal Permit for the removal to remove an 81" Cyprus tree located at the southwest corner of a single family residential lot.
- 16      TR08-100                      Work Code: SF Lot - on private lot                      MANAGER: Ron Eddow  
APN: **70162010**                      TECH: John Kim                      ENGINEER:  
Historic: No                      Impervious Surface:                      Owner: SWOPE RICHARD AND CONTRERAS JENNI  
RDA area: No                      Planned Community: No  
District: 10      Zone: R-1-2(PD)                      GP: VLDR (2.0)                      Near a Waterway (<300ft): No  
Address: 7032 BURNSIDE DR                      SNI area: No                      Historic Dist: NO  
Gross acres: 0.26      Previous files:  
7032 Burnside Drive  
Live Tree Removal Permit for three pine trees (72, 72, and 103 inches in circumference), from the rear yard of a single family detached residence located in the R-1-2(PD) Zoning District.
- 17      TR08-101                      Work Code: SF Lot - on private lot                      MANAGER: Jenny Nusbaum  
APN: **46726037**                      TECH: Ben Corrales                      ENGINEER:  
Historic: Yes                      Impervious Surface:                      Owner: BRIERE JOHN  
RDA area:                      Planned Community: No  
District: 3      Zone: CG                      GP: MLDR (8.0)                      Near a Waterway (<300ft): No  
Address: 15 S 12TH ST                      SNI area: 13th Street, University                      Historic Dist: YES  
Gross acres: 0.11      Previous files: **PP06-015**  
west side of South 12th Street, approximately 100 feet south of East Santa Clara Street  
Live Tree removal permit for Privet Tree of approximately 73 inches in circumference for a single family house located in the CG - Commercial General Zoning District.

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***Tree Removal***

- 18      TR08-102      Work Code: SF Lot - on private lot      MANAGER: John Davidson  
APN: **38109048**      TECH: Bill Roth      ENGINEER:  
Historic: No      Impervious Surface:      Owner: LEUNG NELSON ET AL  
RDA area: No      Planned Community: No  
District: 1      Zone: R-1-8      GP: MLDR (8.0)      Near a Waterway (<300ft): No  
Address: 4695 ELMHURST DR      SNI area: No      Historic Dist: NO  
Gross acres: 0.14      Previous files:  
4695 Elmhurst Drive  
Tree Removal Permit for one live tree, measuring 122 inches in circumference, in the front yard of a Single Family Detached Residence in the R-1-8 Residential Zoning District.

***Conditional Use***

- 19      CP08-025      Work Code: CP Generic      MANAGER: Christopher Burton  
APN: **45504034**      TECH: Helen Maddox      ENGINEER: Norman Mascarinas  
Historic: No      Impervious Surface: No      Owner: HUI WILSON AND THERESA ET AL  
RDA area: Monterey Corridor      Planned Community: No  
District: 7      Zone: IP      GP: HI      Near a Waterway (<300ft): No  
Address: 1919 MONTEREY RD      SNI area: No      Historic Dist: NO  
Gross acres: 1      Previous files: ABCL08-022      CP07-087      SP07-074      PRE07-143      SP06-C  
1919 Monterey Road, Unit #2, actual APN: 455-04-036  
Conditional Use Permit to allow a recycling facility at an existing industrial building, no exterior changes and no outdoor storage on the site. All activities will be indoors.
- 20      CP08-026      Work Code: CP for Off-Sale of Alcohol      MANAGER: Suparna Saha  
APN: **48801016**      TECH: Warren Winkler      ENGINEER: N/A  
Historic: No      Impervious Surface: Yes      Owner: TESORO SIERRA PROPS LLC  
RDA area: Story Road      Planned Community: No  
District: 5      Zone: CP      GP: MLDR (8.0)      Near a Waterway (<300ft): No  
Address: 2790 STORY RD      SNI area: East Valley/680 Communities      Historic Dist: NO  
Gross acres: 0.45      Previous files:  
SW corner of Story Rd and McGuiness Av  
Conditional Use Permit for Off-Sale of alcohol at an existing gasoline service station on a 0.45 gross acre site
- 21      CP08-027      Work Code: CP for Off-Sale of Alcohol      MANAGER: Bill Roth  
APN: **48114128**      TECH: Roland White      ENGINEER: N/A  
Historic: No      Impervious Surface: No      Owner: TESORO SIERRA PROPS LLC  
RDA area: Alum Rock      Planned Community: No  
District: 5      Zone: CG      GP: GC      Near a Waterway (<300ft): No  
Address: 1598 ALUM ROCK AV      SNI area: Gateway East      Historic Dist: NO  
Gross acres: 0.24      Previous files:  
southwest corner of Alum Rock Avenue and S. 33rd Street  
Conditional Use Permit to allow off-sale of alcoholic beverages at an existing gasoline service station on a 0.24 gross acre site

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***Conditional Use***

22 CP08-028 Work Code: CP for Off-Sale of Alcohol MANAGER: Bill Roth  
APN: **56910079** TECH: Derek Ng ENGINEER: N/A  
Historic: No Impervious Surface: No Owner: OSBORN THERESA D  
RDA area: No Planned Community: No  
District: 9 Zone: CP GP: NCC Near a Waterway (<300ft): No  
Address: 1365 KOOSER RD SNI area: No Historic Dist: NO  
Gross acres: 0.32 Previous files:  
corner between Dellwood Way and Kooser Road  
Conditional Use Permit to allow off-sale alcohol sale in a gas station on a 0.32 gross acre site.

23 CP08-029 Work Code: CP for Off-Sale of Alcohol MANAGER: Suparna Saha  
APN: **49936059** TECH: Helen Maddox ENGINEER: N/A  
Historic: No Impervious Surface: No Owner: H K N IV LLC  
RDA area: No Planned Community: No  
District: 7 Zone: CN GP: NCC Near a Waterway (<300ft): No  
Address: 1091 E CAPITOL EX SNI area: No Historic Dist: NO  
Gross acres: 0.54 Previous files:  
1091 East Capitol Expressway (northwest corner of Capitol Expressway and McLaughlin Avenue)  
Conditional Use Permit to allow off-sale of alcoholic beverages at an existing mini-mart of a gasoline service station on a 0.54 gross acre site

24 CP08-030 Work Code: CP for Off-Sale of Alcohol MANAGER: Suparna Saha  
APN: **59101042** TECH: Helen Maddox ENGINEER: N/A  
Historic: No Impervious Surface: No Owner: TESORO SIERRA PROPS LLC  
RDA area: No Planned Community: No  
District: 4 Zone: CP GP: NCC Near a Waterway (<300ft): No  
Address: 1140 N CAPITOL AV SNI area: No Historic Dist: NO  
Gross acres: 0.68 Previous files:  
1140 North Capitol Avenue (southeast corner of North Capitol Avenue and Berryessa Road)  
Conditional Use Permit to allow off-sale of alcoholic beverages at an existing mini-mart of a gasoline service station on a 0.68 gross acre site

***Administrative***

25 AP08-004 Work Code: Other MANAGER: Bill Roth  
APN: **47210065** TECH: Lesley Xavier ENGINEER: N/A  
Historic: No Impervious Surface: Owner: CHOI KA FAI AND MARY L ET AL  
RDA area: Olinder Planned Community: No  
District: 7 Zone: CP GP: GC Near a Waterway (<300ft): No  
Address: 1070 MCLAUGHLIN AV SNI area: No Historic Dist: NO  
Gross acres: 0.75 Previous files:  
east side of McLaughlin Avenue approximately 200 feet north of Story Road  
Outdoor Vending Facility



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***Annexation***

- 26     **HAMILTON 59**     Work Code: Pocket Annexation     MANAGER: Justin Fried  
APN: **28212014**     TECH: Warren Winkler     ENGINEER: N/A  
Historic: No     Impervious Surface:     Owner:  
RDA area: No     Planned Community: No  
District: 6     Zone: R-1-5     GP: MLDR (8.0)     Near a Waterway (<300ft): No  
Address: 616 DOWNING AV     SNI area: No     Historic Dist: NO  
Gross acres: 130.7     Previous files: C08-021  
  
Between Meridian Avenue and Leigh Avenue, north of Hamilton Avenue  
Planning Director Initiated Annexation from unincorporated county to the City of San Jose of approximately 131 gross acres consisting of 449 parcels
- 27     **MERIDIAN 73**     Work Code: Pocket Annexation     MANAGER: Justin Fried  
APN: **28820011**     TECH: Warren Winkler     ENGINEER: N/A  
Historic: No     Impervious Surface:     Owner:  
RDA area: No     Planned Community: No  
District: 6     Zone: Unincorporated     GP: LDR (5.0)     Near a Waterway (<300ft): No  
Address: 2170 LEIGH AV     SNI area: No     Historic Dist: NO  
Gross acres: 473     Previous files: C08-020  
  
Between Hamilton Avenue and Dry Creek Road; west of Meridian Avenue and east of the Campbell bound  
Planning Director Initiated Annexation from unincorporated county to the City of San Jose of approximately 147 acres consisting of 455 parcels
- 28     **WINCHESTER 42**     Work Code: Pocket Annexation     MANAGER: Justin Fried  
APN: **12345678**     TECH: Warren Winkler     ENGINEER: N/A  
Historic: No     Impervious Surface:     Owner:  
RDA area:     Planned Community: No  
District: 1     Zone: R-1-8     GP: MLDR (8.0)     Near a Waterway (<300ft): No  
Address: 801 N 1ST ST     SNI area: No     Historic Dist: NO  
Gross acres: 84.2     Previous files:     PD05-C  
  
West of Winchester Boulevard between Stevens Creek Boulevard and Highway 280  
Planning Director Initiated Annexation from unincorporated county to City of San Jose of approximately 85 gross acres consisting of 319 parcels

***Single Family development***

- 29     **SF08-011**     Work Code: Non CP     MANAGER: Jeff Roche  
APN: **46729008**     TECH: Meera Nagaraj     ENGINEER:  
Historic: Yes     Impervious Surface: No     Owner: HARE JEFFREY B AND SUSAN A  
RDA area: SNI     Planned Community: No  
District: 3     Zone: R-1-8     GP: MLDR (8.0)     Near a Waterway (<300ft):  
Address: 185 ARROYO WY     SNI area: University     Historic Dist: YES  
Gross acres: 0.17     Previous files:

Proposed 1) addition of a master bedroom and a bath, 336 square feet at the rear of an existing single family detached residential structure, an Identified Structure (IS) in Naglee Park City Conservation Area (CNS). 2) To replace all external single glass windows with new double pane windows of meta





# CITY OF SAN JOSE, CALIFORNIA

Department of Planning, Building and Code Enforcement  
200 East Santa Clara Street  
San Jose, CA 95113-1905

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## STAFF REVIEW AGENDA

3/23/2008 to 3/29/2008

### Tract Maps

1

Sub Code: Standard Map

PW Engineer: Vivian Tom

APN: **10102011**

Work Proposed: Non-Residential

PL Manager: Martina Davis

District: 4

Gross acres: 14

Owner:

Address: 2433 N 1ST ST

Previous files: **PT07-086**      **PD07-087**      **PRE07-265**

N. First Street

FINAL MAP FOR TISHMAN SPEYER